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9 *Certificateholders of Bear Stearns Asset*  
*Backed Securities I LLC, Asset-Backed*  
*Certificates, Series 2005-AC4*

10 UNITED STATES DISTRICT COURT  
11 DISTRICT OF NEVADA

12 US BANK NATIONAL ASSOCIATION, AS  
13 TRUSTEE FOR CERTIFICATEHOLDERS  
14 OF BEAR STEARNS ASSET BACKED  
15 SECURITIES I LLC, ASSET-BACKED  
16 CERTIFICATES, SERIES 2005-AC4,

17 Plaintiff,

18 vs.

19 SFR INVESTMENTS POOL 1, LLC, a  
20 Nevada limited liability company;  
21 MONTAGNE MARRON COMMUNITY  
22 ASSOCIATION, a Nevada non-profit  
23 corporation.

24 Defendant.

25 MONTAGNE MARRON COMMUNITY  
26 ASSOCIATION, a Nevada non-profit  
27 corporation,

28 Third-Party Plaintiff,

vs.

ALESSI & KOENIG, LLC, a Nevada  
limited liability company,

Third-Party Defendant.

Case No. 2:15-cv-02062-RFB-CWH

**STIPULATION AND ORDER TO  
DISMISS WITH PREJUDICE**

1 SFR INVESTMENTS POOL 1, LLC, a  
2 Nevada limited liability company,

3  
4 Counterclaimant,

5 vs.

6 US BANK NATIONAL ASSOCIATION, AS  
7 TRUSTEE FOR CERTIFICATEHOLDERS  
8 OF BEAR STEARNS ASSET BACKED  
9 SECURITIES I LLC, ASSET-BACKED  
10 CERTIFICATES, SERIES 2005-AC4, and  
11 MORTGAGE ELECTRONIC  
12 REGISTRATION SYSTEMS, INC., a  
13 Delaware corporation, as nominee  
14 beneficiary for SILVER STATE  
15 FINANCIAL SERVICES, a dissolved  
16 Nevada corporation,

17 Counterdefendants.

18 Pursuant to Local Rules LR IA 6-1 and LR 26-4, Plaintiff/Counter-Defendant  
19 U.S. Bank National Association, As Trustee for Certificateholders of Bear Stearns  
20 Asset-Backed Securities I LLC, Asset-Backed Certificates, Series 2005-AC4 (“U.S.  
21 Bank”), Defendant/Counterclaimant SFR Investment Pools 1, LLC (“SFR”); and  
22 Defendant Montagne Marron Community Association (the “Association”)  
23 (collectively, the “Parties”) hereby stipulate as follows:

24 1. This action concerns title to real property commonly known as 10981  
25 Ampus Place in Las Vegas, Nevada (“Property”) following a homeowner’s  
26 association foreclosure sale conducted on October 26, 2011, with respect to the  
27 Property.

28 2. As it relates to the Parties, a dispute arose regarding that certain Deed  
of Trust recorded against the Property in the Official Records of Clark County,  
Nevada as Instrument Number 20050318-0004447 (“Deed of Trust”), and in  
particular, whether the Deed of Trust continues to encumber the Property.

3. The Parties to this Stipulation have settled and agreed to release their  
respective claims, and further agreed that the claims between them, including the

1 Complaint, Counterclaim, and Third Party Complaint, shall be DISMISSED with  
2 prejudice;

3 4. The Parties further stipulate and agree that the \$500 in security costs  
4 posted by the Trustee on February 23, 2016 pursuant to this Court's Order [ECF  
5 No. 14] shall be discharged and released to the Ballard Spahr LLP Trust Account;

6 5. As Mortgage Electronic Registration Systems, as nominee beneficiary  
7 for Silver State Financial Services ("MERS") has neither appeared nor answered in  
8 this action, SFR voluntarily dismisses its claims against them pursuant to Fed. R.  
9 Civ. P. 41(a)(1)(A)(i).

10 5. The Parties further stipulate and agree that the two Lis Pendens  
11 recorded against the Property in the Official Records of Clark County, Nevada, as  
12 Instruments Number 20131104-0002880, and 20160316-0002742 be, and the same  
13 hereby are, EXPUNGED;

14 6. The Parties further stipulate and agree that a copy of this Stipulation  
15 and Order may be recorded with the Clark County Recorder; and  
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10. Each party in this case number 2:15-cv-02062-RFB-CWH shall bear its own attorneys' fees and costs.

Dated: December 10, 2018.

BALLARD SPAHR LLP

KIM GILBERT EBRON

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*Attorneys for Montagne Marron Community Association*

IT IS SO ORDERED:

  
\_\_\_\_\_  
RICHARD F. BOULWARE, II  
UNITED STATES DISTRICT JUDGE

DATED this 11th day of December, 2018.